

**City of Greensboro Planning Department  
Zoning Staff Report  
July 10, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** L  
**Location:** 3420 North Church Street (East side of Church Street opposite the intersection with Berryman Street)

**Applicant:** Ronald Hefner  
**Owner:** Ronald Hefner

**From:** RS-9  
**To:** CD-LB

- Conditions:**
- 1) All uses permitted in the Limited Business District except convenience stores with fuel pumps and uses requiring drive-thru service.
  - 2) No structure shall exceed 2 above ground stories in height.
  - 3) Freestanding signage shall be limited to 1 monument sign with a maximum height of 6 feet and maximum size of 50 square feet.
  - 4) Maximum of 1 vehicular access point on Church Street.

SITE INFORMATION	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Single Family Dwelling
<b>Acreage</b>	0.392
<b>Physical Characteristics</b>	<i>Topography:</i> Downward easterly slope <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Moderate Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	C J's Childcare	LB
<i>South</i>	Single Family Dwelling	RS-9
<i>East</i>	Single Family Dwelling	RS-9
<i>West</i>	Undeveloped (recently rezoned for condominiums)	CD-RM-26

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

<b>DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-LB (PROPOSED) ZONING DISTRICTS</b>
<b>RS-9:</b> Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
<b>CD-LB:</b> Primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences. See Conditions for use limitations and other restrictions.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	N. Church Street – Major Thoroughfare.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	N. Church Street ADT = 10,150.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo
<b>Floodplains</b>	N/A
<b>Streams</b>	USGS Blue line (perennial) stream located along eastern portion of the property. 50' buffer is required for the stream. Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	15% of the total site for lots less than 55,000 square feet
South	
East	
West	

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

POLICY 7A.2: Encourage “home-grown” and community-based businesses and entrepreneurs with special emphasis on increasing the number of minority-owned businesses in traditionally underserved parts of the community.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** Up until 1964, this parcel was zoned Commercial N. On November 2, 1964 the City Council approved a rezoning from Commercial N to Residential 90S. At that time, the petitioner, Mr. T.A. Hefner, stated that he wished to build a house on the property and that he did not feel that it had any potential for commercial development.

This parcel is on the border of the Activity Center which is centered around Church Street and Pisgah Church Road /Lees Chapel Road.

Church Street is a Minor Thoroughfare and Berryman Street is a collector street. This request meets the description of a Limited Business District, i.e. being primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

The subject property is currently under the same ownership as the adjacent parcels to the north. The applicant has expressed an interest to use this tract in conjunction with the aforementioned adjacent parcels to the north for the use of a child daycare center. Considering the existing concentration of residential uses, recently approved condominium project at the intersection of Church and Berryman Streets, and Comprehensive Plan's moderate and high density land use classifications of the immediate area, a child daycare center would provide a much needed service to the community.

The Moderate Residential land use classification provides for the inclusion of small supportive uses such as neighborhood-serving commercial areas that are not always depicted on the Generalized Future Land Use Map.

**GDOT:** No additional comments.

**Water Resources:** An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.